



GRAPHICS COMMISSION APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: # 14320-00067
Date Received: 3 FEB 2004
Commission/Civic: _____
Existing Zoning: _____ Application Accepted by: JF Fee: \$1900
Comments: _____

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Graphics Plan ☐ Special Permit ☐ Miscellaneous Graphic

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Describe We respectfully request a graphics commission variance to convert a manual gas pricing sign to automatic changeable copy in the East Broad St. CCO Per 3372.706 (B).

LOCATION

1. Certified Address Number and Street Name 3034 E. Broad Street
City Columbus State Ohio Zip 43209
Parcel Number (only one required) 010-091873

APPLICANT

2. Name Stanley W. Young III, Branham Sign Co., Inc.
3. Address 127 Cypress Street S.W. City/State Reynoldsburg, Ohio Zip 43068
4. Phone # 614-564-9432 Fax # 740-964-9558 Email trinitysigngroup@gmail.com

PROPERTY OWNER(S)

2. Name Melhem Properties Inc.
3. Address 2339 Hunterstown Drive City/State Grove City, Ohio Zip 43123
4. Phone # _____ Fax # _____ Email _____

☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CIRCLE ONE)

8. Name Stanley W. Young III, Branham Sign Co., Inc., Agent for Owner
9. Address 127 Cypress Street S.W. City/State Reynoldsburg, Ohio Zip 43068
10. Phone # 614-564-9432 Fax # _____ Email trinitysigngroup@gmail.com

SIGNATURES

11. Applicant Signature Stanley W. Young III, Branham Sign Co.
12. Property Owner Signature Stanley W. Young III Agent for Owner
13. Attorney / Agent Signature Stanley W. Young III, Agent



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

14320-00067
3034 EAST BROAD
STREET

One Stop Shop Zoning Report Date: Fri Feb 28 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 3034 E BROAD ST COLUMBUS, OH 43209

Mailing Address: 6146 LAMPTON POND DR
HILLIARD OH 43026

Owner: MELHEM PROPERTIES INC

Parcel Number: 010091873

ZONING INFORMATION

Zoning: 349, Commercial, C4

effective 7/18/1946, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: EAST BROAD STREET CCO

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

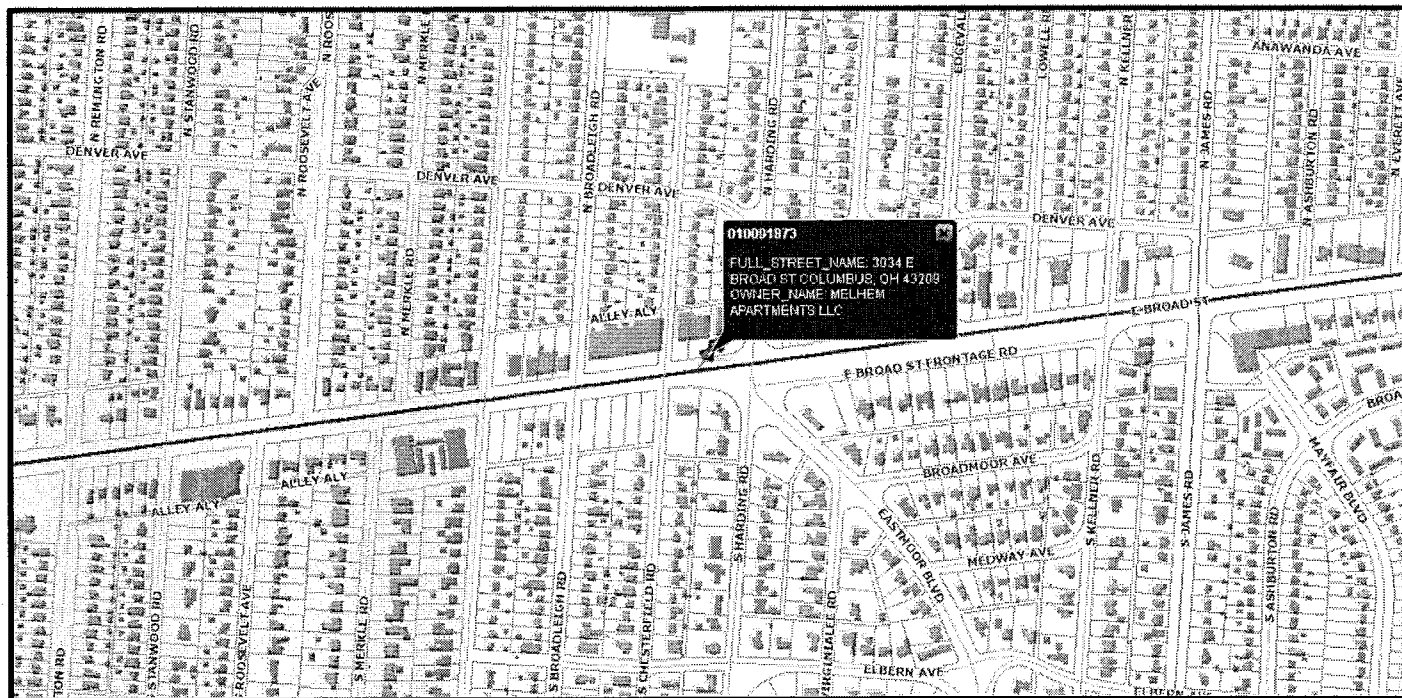
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





(M) = Item required for Miscellaneous Graphics Commission action, including banners.

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AFFIDAVIT

14320-00067
3034 EAST BROAD
STREET

(See next page for instructions)

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Stanley W. Young III, Branham Sign Co., Inc.
of (1) MAILING ADDRESS 127 Cypress Street, S.W., Reynoldsburg, Ohio 43068
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the
name(s) and mailing address(es) of all the owners of record of the property located at
(2) per CERTIFIED ADDRESS FOR PROPERTY 3034 E. Broad Street, Columbus, Ohio 43209
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building
and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Melhem Properties Inc.
2339 Hunterstown Dr. Grove City, Oh 43123

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Stanley W. Young III, 614-564-9432

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Northeastmoor Area Civic Association
92 Edgevale Drive, Columbus, Ohio 43209
Doyline Williams northmoorcivic@gmail.com

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

(Please see attached list)

☒ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8)

3

(8)

day of August, in the year 2014

Notary Seal Here



MARK E. BORDEN
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES NOV. 20, 2018



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STATEMENT OF HARDSHIP

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APPLICATION # _____

3382.05 Variance.

Any request for a Variance from this Graphics Code shall be heard and decided by the Graphics Commission as provided by the Graphics Code.

- A. The Graphics Commission shall have the power, upon application, to grant a Variance from one (1) or more provisions of this Graphics Code. No Variance shall be granted unless the Commission finds that a hardship exists, based upon special physical conditions which:
1. Are due to exceptional shallowness, shape, topographic conditions or other extraordinary situations peculiar to the premises itself; or
 2. Differentiate the premises from other premises in the same zoning district and the general vicinity; or
 3. Prevent a reasonable return in service, use or income compared to other conforming premises in the same district; and
 4. Where the result of granting the variance will not be injurious to neighboring properties and will not be contrary to the public interest or to the intent and purpose of the Graphics Code.
- B. In granting a Variance, the Graphics Commission may impose such requirements and conditions regarding the location, character, and other features of the *graphics* as the Commission deems necessary to carry out the intent and purpose of this Graphics Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this Graphics Code shall be construed as authorizing the Commission to affect changes in the Zoning Map or to add to the uses permitted in any zoning district.

I have read Section 3382.05 Variance, and believe my application for relief from the requirements of the Graphics Code satisfies the four criteria for a variance in the following ways:

(Please see attached)

Signature of Applicant

Stanley W. Young III

Date

2-3-2014

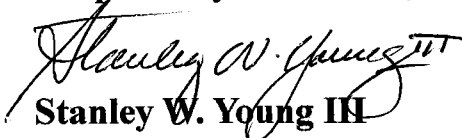
14320-00067
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STREET

STATEMENT OF HARDSHIP

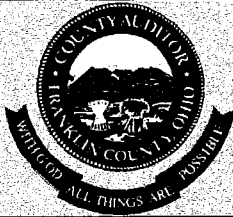
- 1) This variance request is restricted to the existing non-conforming free-standing main ID sign (due to set-back), changing the existing manual changed price sign to automatic changeable numerals only. The existing conditions were considered previously and a retro-fit 2- product LED price sign is being requested to fit into the existing cabinet, to replace the 3-product manual change pricer. The sign becomes no more non-conforming than it is now. Signs' location, size and set-back are all staying the same.
- 2) This premises is a little different than most commercial retail and service oriented business in the community as it is on a corner lot. Due to a small site with building and gas canopy positions being considered retrofitting the existing gas pricer to LED would be considered a minor change to the site and its structures, and we are working within the confines of the subject existing sign.
- 3) A fair share of similar type service business have either converted or are in the process of converting to LED gas pricers. In an effort to stay competitive and to have the fuel prices more visable with this type of pricer, gives this site an opportunity to compete on a level playing field with all similar types of fuel distributors.
- 4) The granting of this variance will not be injurious to neighboring properties and will not be contrary to public interest or to the content and purpose of the graphics code. This request is minor and is subject only to the existing size and elements of the existing sign. This is a face change only.

We therefore, respectfully request a variance and relief from the city of Columbus graphics code section CC3372.706(B), as it relates to the E. Broad Street Community Commercial overlay standards

Respectfully Submitted,


Stanley W. Young III

Branham Sign Co., Inc.

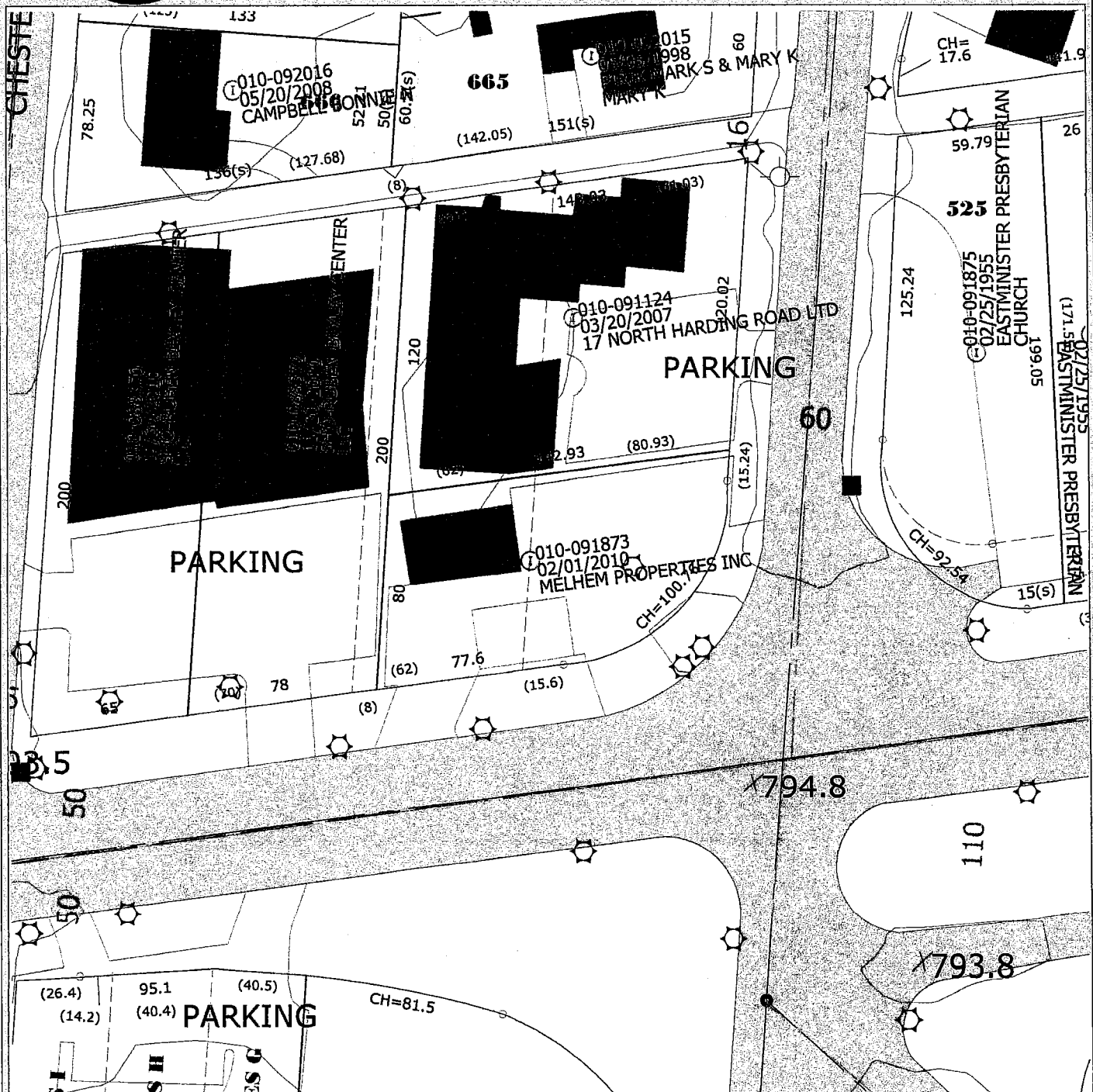


CLARENCE E MI FRANKLIN COUNTY

14320-00067
3034 EAST BROAD
STREET

MAP ID: S

DATE: 1/21/14



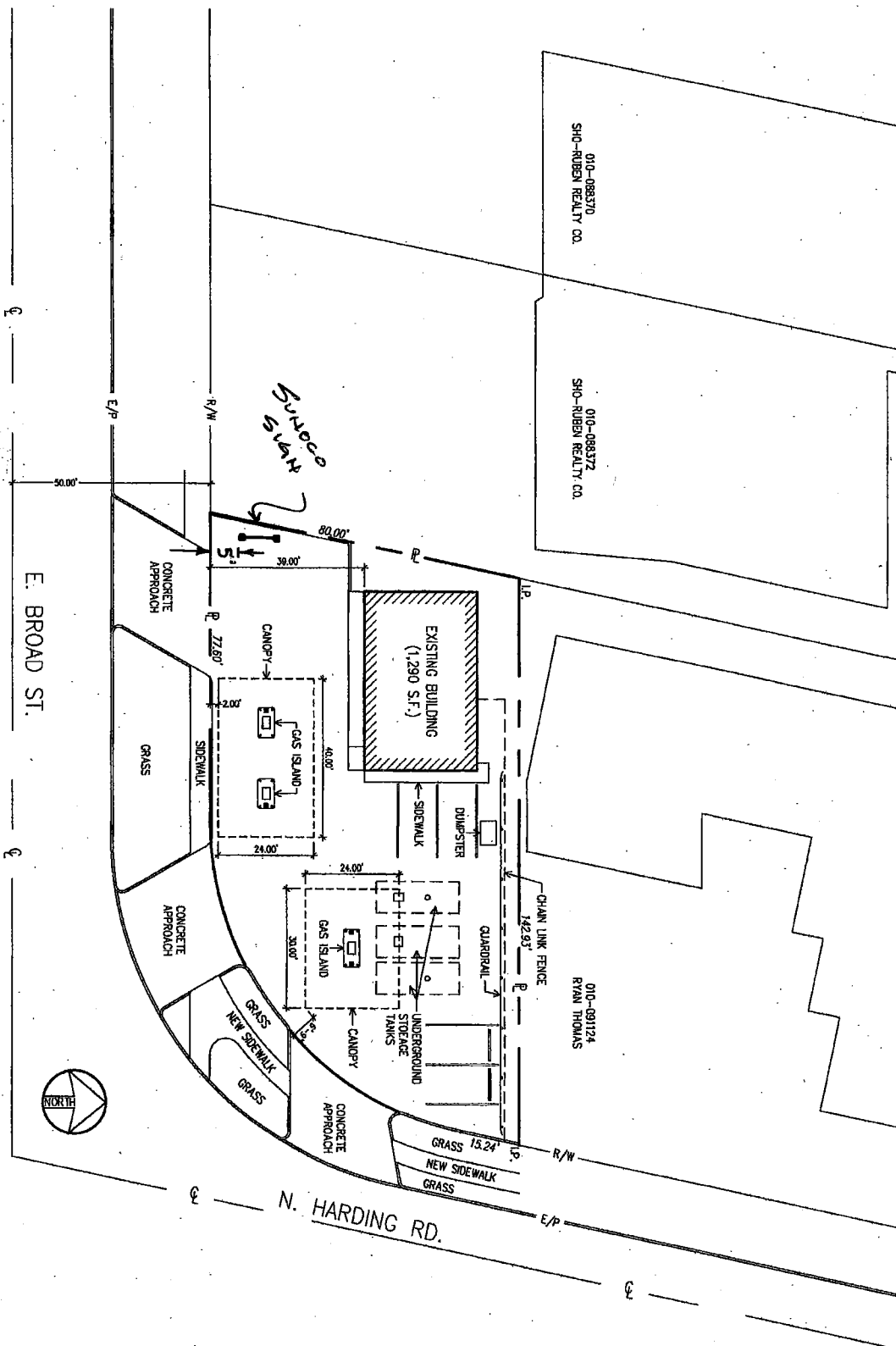
Disclaimer

Scale = 60



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

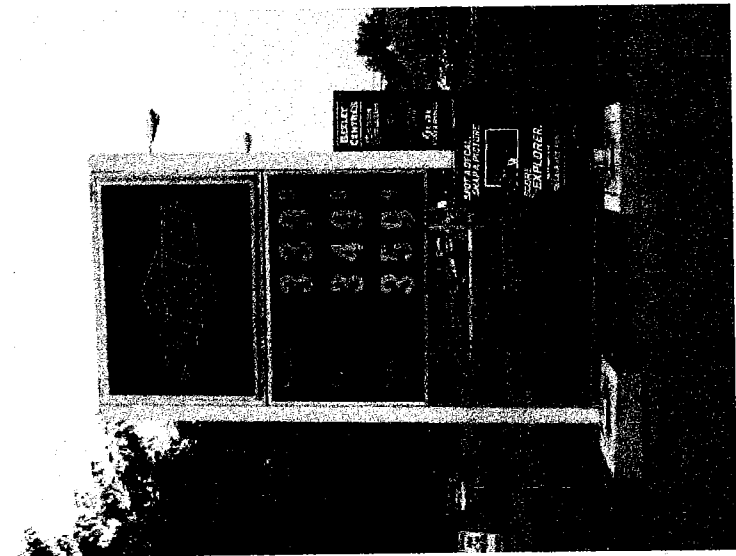


010-098370
SHO-RUBEN REALTY CO.

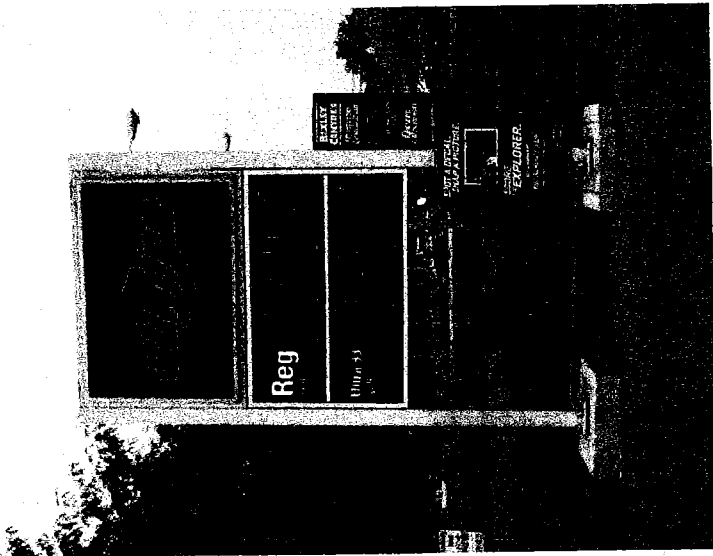
010-098372
SHO-RUBEN REALTY CO.

010-091124
RYAN THOMAS

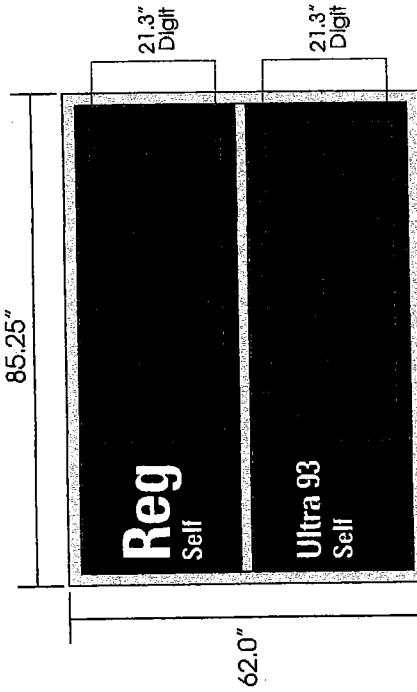
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STREET



BEFORE



AFTER



14320-00067
3034 EAST BROAD
STREET



DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specification. These drawings and designs are the exclusive property of Everbrite LLC. Use of, or duplication in any manner without express written permission of Everbrite LLC is prohibited.

Customer: Sunoco		Description: Retro Fit 2 Product LED Price Sign	
Project No: 306526	Scale: 3/8"=1'-0"	Customer Approval: Graphics and colors on file will be used unless other customer. Please review drawing carefully. By signing below, you agree to shown above, and to location of sign as shown. Please return signed copy!	
Date: 1/10/14	Drawn By: RB	CUSTOMER SIGNATURE	DATE
Location & Site No: 3034 E. Broad St. Columbus, OH Site: SUN3276151		LANDLORD SIGNATURE	DATE



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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not

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APPLICATION

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Stanley W. Young III, Branham Sign Co., Inc.
Of (COMPLETE ADDRESS) 127 Cypress Street S.W., Reynoldsburg, Ohio 43068
deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following
is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this
application and their mailing addresses:

[illegible]

SIGNATURE OF AFFILIANT

Subscribed to me in my presence and before me this 13 day of February, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Notary Seal Here

MARK E. BORDEN
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES NOV. 20, 2018